



**ZONING ADMINISTRATOR
NOTICE OF DECISION**

Date: December 22, 2017
Applicant: Mr. Dino Polselli
Case No.: DR16-008
Address: 387 Roosevelt Street (568-411-06)
Project Planner: Jeff Steichen

Notice is hereby given that on December 22, 2017, the Zoning Administrator considered Design Review (DRC) application DR16-008, filed by Mr. Dino Polselli ("Applicant"). The Applicant requests Design Review approval for the construction of two new multi-family units (duplex over parking) to be added to a lot containing an existing single-family residence for a total of 3 units. The Project is located at 387 Roosevelt Street ("Project Site") and is owned by the Polselli Family Trust ("Property Owner"). The property is located within the Urban Core Specific Plan. The 0.15 acre Project Site is zoned UC-3 (Roosevelt) with a General Plan Designation of UC (Urban Core). The Project is more specifically described as follows:

The Project consists of removing an existing one-car garage located behind an existing one story single-family dwelling (SFD) and then constructing a new two-story building behind the existing one-story SFD. On-grade level parking (tuck-under carports) will be provided with two one-bedroom units above the carports. The architectural style (i.e. color, material, mass, etc.) will match both the existing and proposed structure. The number of parking provided is consistent with the parking required per the UC-3 zone of the Urban Core Specific Plan. The new parking is oriented towards the rear of the project site, and private refuse containers are located inside the private garage areas of each unit.

The Development Services Director has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project qualifies for a categorical exemption pursuant to section 15332 (In-fill Development Projects) of the State CEQA guidelines. Thus, no further environmental review is necessary.

The Zoning Administrator approved said request based upon the following findings of fact:

The proposed development, as conditioned, is consistent with the development and design regulations contained in the Urban Core Specific Plan

The proposed development and accompanying site work is consistent with the regulations of the UC-3 (Roosevelt) zone in relation to lot coverage, building

height, setbacks, parking, etc. The Project was processed through an administrative design review permit, pursuant to Section 19.14.582.C of the Chula Vista Municipal Code.

The new structure behind the existing residence will match colors, style and theme for all construction materials and will be in keeping with the Urban Core Design Guidelines. While retaining the existing residence, the new building is sited in a such a way that separates the vehicles and pedestrians, ensuring a continued safe and comfortable environment in the neighborhood.

The design features of the proposed development are consistent with, and are a cost effective method of satisfying, the Urban Core Specific Plan Design Guidelines.

The proposed development is consistent with the design standards contained in the Urban Core Specific Plan. The new structure behind existing residence will match colors, style and theme for all construction materials and will be in keeping with the Urban Core Design Guidelines. The design features are a cost effective method of satisfying the design guidelines, in that the both the new two-unit structure will match those of the existing single-family residence and will utilize the same colors and materials, as opposed to necessitating the more costly application of additional colors and materials due to having distinctive design features.

The Zoning Administrator, under the provisions of Section 19.14.582.G of the CVMC, has conditionally approved the project subject to the following conditions:

- I. The following shall be accomplished to the satisfaction of the City, prior to issuance of building permits, unless otherwise specified.**

Planning Division conditions:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Print

Signature of Property Owner/representative

Date

Print

2. The colors and materials specified on the building plans shall be consistent with the colors and materials shown in the site plan and color and material sheet approved by the Zoning Administrator on December 22, 2017.

Building Division Condition:

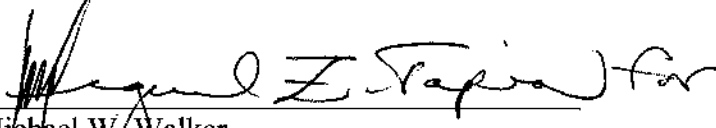
3. The Applicant shall comply with the 2016 California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Fire Code (CFC), California Green Building Standards and other locally adopted City and state requirements.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-16-008, date stamped approved on December 22, 2017 which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City ordinances in effect at the time of building permit issuance.
3. This Design Review Permit shall become void and ineffective if not utilized within three (3) year from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.
4. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's

approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review Permit where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 22nd day of December 2017.



Michael W. Walker
Zoning Administrator